



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY VARIANCE BOARD OF ADJUSTMENT May 20, 2015

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 20th day of May, 2015 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Mike Nelson called the meeting to order at 7:30 p.m. Roll call showed 6 members present: Gary Craig, Fred Meyer, Mike Nelson, Terry Spilinek, Janet Thomsen and Chad Donscheski, Alternate. Also present were Cherri Klinginsmith, Howard County Zoning Administrator, and Molly Tebo, Secretary.

Zoning Administrator, Klinginsmith read the notice of the public meeting. An Affidavit was presented from the Phonograph-Herald dated the 6th day of May 2015 that this notice was published 10 days prior to the meeting. A proof of publication is filed in the Howard County Clerk's office.

The agenda and minutes were mailed to the Variance Board of Adjustment members prior to the meeting. A motion was made by Fred Meyer and seconded by Janet Thomsen to approve the minutes of the January 21, 2015 meeting. The motion carried on unanimous voice vote.

At 7:33 p.m. the public hearing regarding Richard Pitcher to allow for an additional non-farming residence in the NW ¼ of Section 3-15-9 was open. Cherri Klinginsmith read the Notice of Hearing. Mr. Pitcher stated he built a house last year. When he applied for the building permit, Administrator Klinginsmith informed Mr. Pitcher that a non-farming residence already existed within the quarter section; therefore his residence could not be subdivided with less than 20 acres. Howard County regulations state that only one non-farming residence is permitted within a quarter. Administrator Klinginsmith documented this on the application when it was approved. Mr. Pitcher stated he has changed his mind because he has 476 acres and if he were to sell the house with 20+ acres, it would cause his pasture to be landlocked. He stated the house sits on the very northwest corner of the property and is surrounded by 60-80 foot canyons. He would like the house to sit on 3 acres so if he decides to sell it, he can sell it with 3 acres.

The board advised the applicant he could request an easement to get to/from the pasture. They also stated that if they allowed the variance it would undermine the zoning regulations. Janet Thomsen made a motion to deny the variance. Terry Spilinek seconded the motion and the motion carried by unanimous voice vote 5-0. A Finding of Fact was completed (copy attached).

At 8:02 p.m. Fred Meyer made a motion to adjourn the meeting and Gary Craig seconded the motion. The motion passed by unanimous voice vote.

Molly Tebo, Secretary